

CASE# 2014-COA-311 (IRV)	INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT	Hearing Date AUG. 6, 2014
	366 S. Downey Ave IRVINGTON	NEW CASE Warren Township Council District: 21 Benjamin Hunter
	Applicant JOHN AND KIM ROBERTSON mailing address: 366 S. Downey Ave Indianapolis, IN 46219	
	Owner: Same as Above	
EXPEDITED CASE		
IHPC COA: 2014-COA-311 (IRV) <ul style="list-style-type: none"> • Renovate rear kitchen additions • Construct new one-story rear addition to kitchen additions with deck 		
STAFF RECOMMENDATION: Approval		

STAFF COMMENTS

Background of the Property

The site is the location of a historic cottage that currently has two small additions on the back. The applicant is asking to renovate these additions and add onto it for the purpose of housing the kitchen, bathroom and a family room.

Remodel/ New Construction

The existing addition updates will include a slightly altered roofline, new siding and some new windows on the east and west sides. The new addition will have a slightly taller roof pitch than the existing additions and will contain large areas of windows and a CMU foundation to match the existing additions. As part of this project, the rear gable area of the home will have a small area of wood siding replaced with new wood siding to match the original. The applicant will reconstruct a wood deck on the side of the addition when finished.

Staff believes this project, which will be hardly visible from the street if at all, will have no negative effect on the character of the home. The materials are consistent with the house's existing materials and the low profile of the addition helps to reduce its visibility and impact.

Irvington Preservation Plan

- *Additions should be located at the rear, away from the front façade.*

The addition meets these conditions.

- *The scale, height, size, and mass of an addition should relate to the existing building and not overpower it. The mass and form of the original building should be discernable, even after an addition has been constructed.*

The addition takes these items into consideration. The size and scale are in keeping with similar rear additions at neighboring properties, and the proposal does not overwhelm the original structure. The rear roof remains subordinate to the main rooflines.

- *Additions and accessory buildings should be discernable as a product of their own time.*

The new addition will be clearly discernable, although respectful of the original cottage.

STAFF RECOMMENDED MOTION

COA #2014-COA-311 (IRV):

To approve a Certificate of Appropriateness to renovate the rear additions on the house and construct a new one-story rear addition per the submitted documentation and subject to the following stipulations:

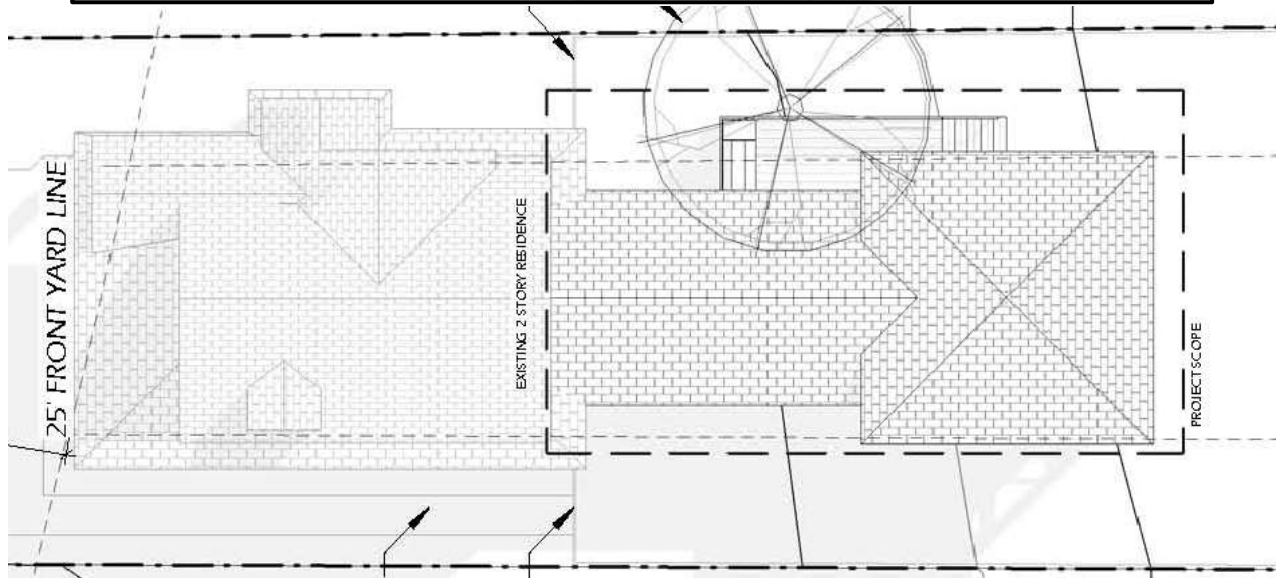
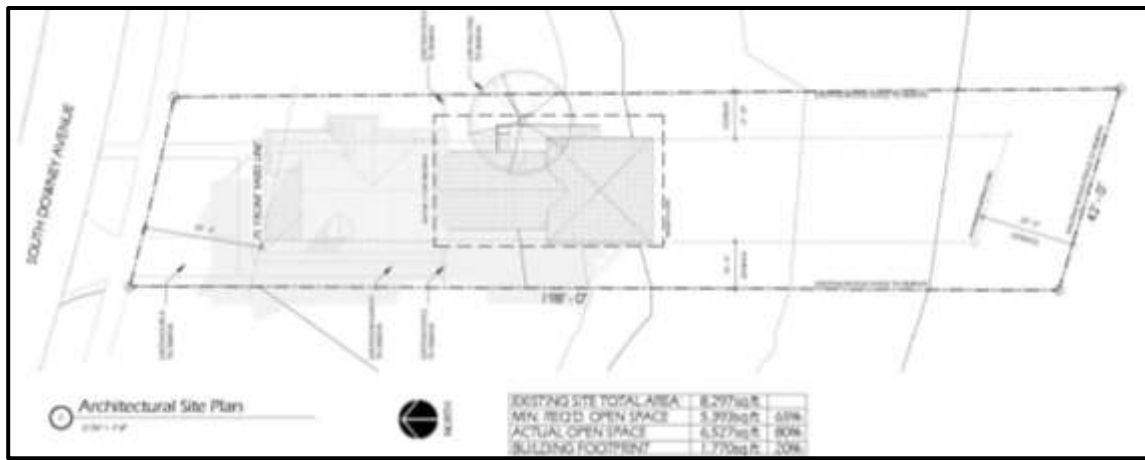
DCE:

Stipulations 1, 2 and 3 must be completed prior to the issuance of any building permits.

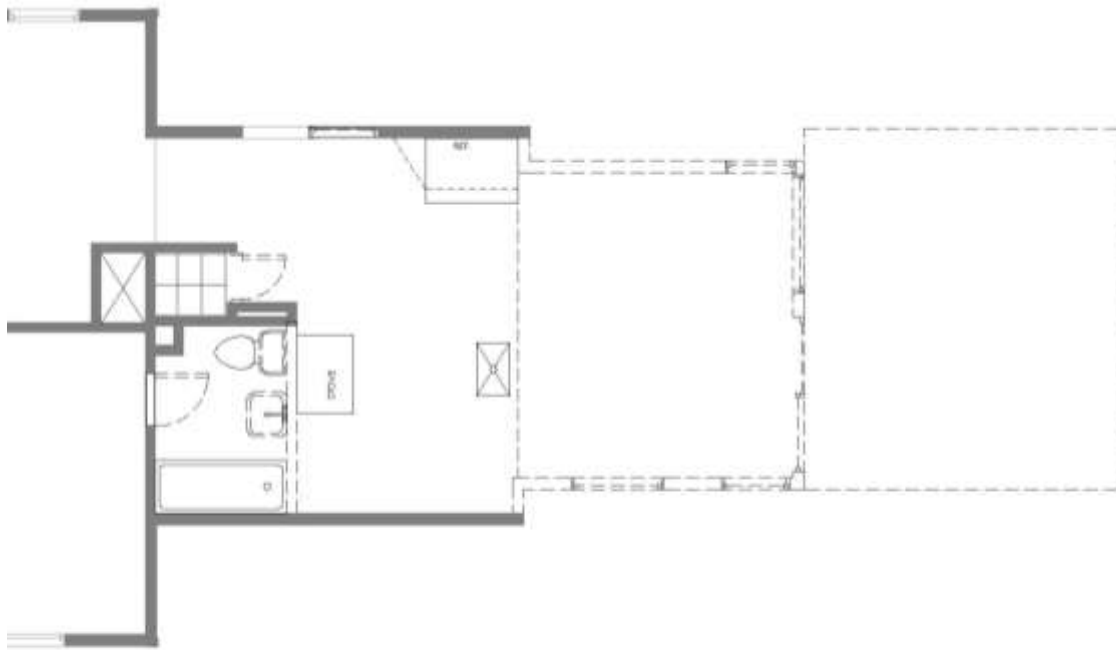
1. Final construction drawings shall be approved by staff prior to commencement of work.
Approved: _____ Date: _____
2. A pre-construction meeting with IHPC staff, the owner, and the contractor/construction manager must be held prior to commencement of construction. *Approved: _____ Date: _____*
3. Construction site must be field-staked with no offsets, and reviewed by IHPC staff prior to commencement of work. *Approved: _____ Date: _____*
4. Siding shall be wood or smooth-finish fiber-cement.
5. Trim shall match that on the main house.
6. New windows and doors shall be wood or aluminum clad wood and must be approved by IHPC staff prior to installation. *Approved: _____ Date: _____*
7. All exposed wood shall be pre-finished or painted.
8. No boxed soffits ("bird boxes") shall be permitted on overhangs.
9. Any changes to the approved scope or design shall be approved by IHPC staff prior to starting work.

Staff Reviewer: Meg Purnsley





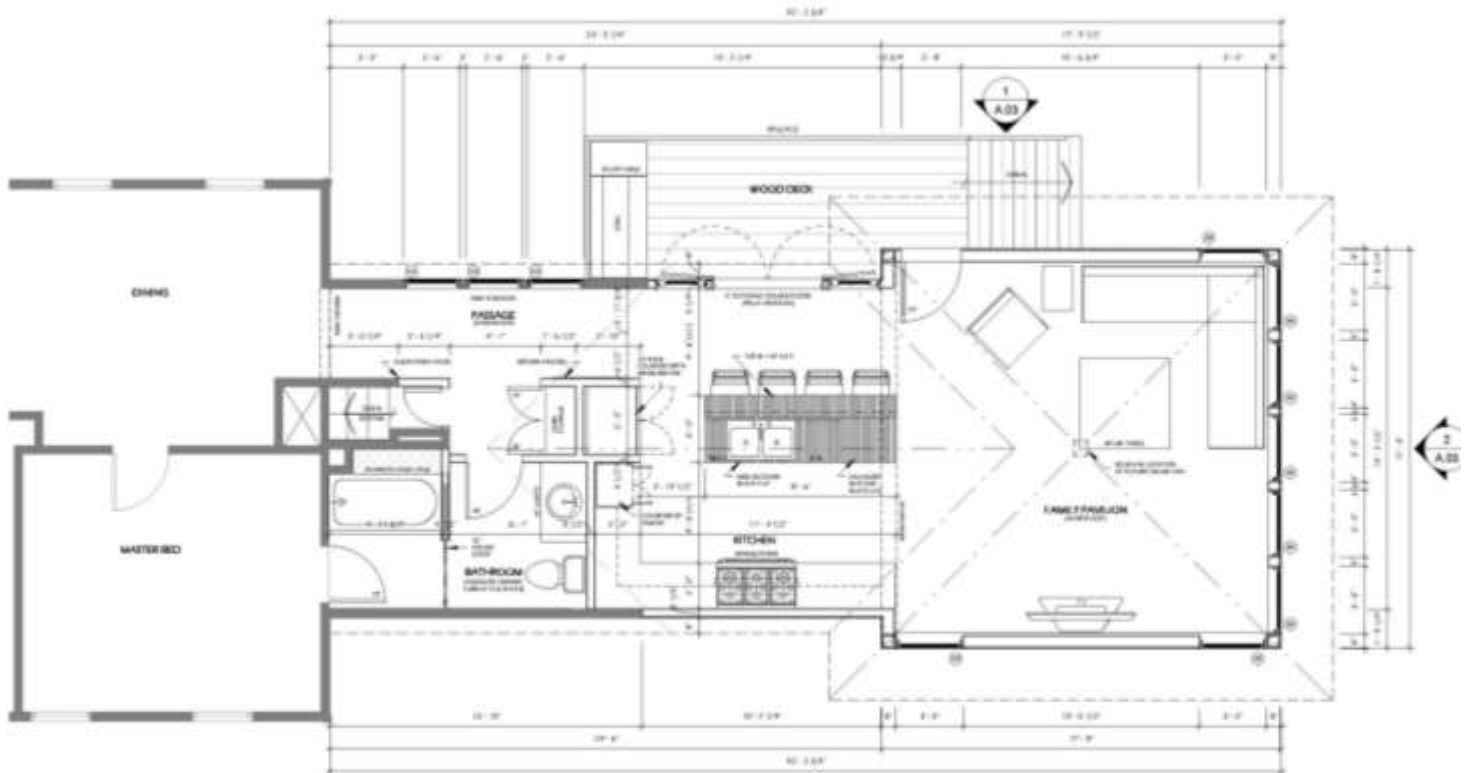
Front of House



First Level Demolition Plan
1/8" = 1'-0"



NORTH



10

First Level Floor Plan
1/8" = 1'-0"



NORTH



Robertson Residence - Addition

IHP SUBMITTAL

SHEET NUMBER




East Side Elevation



West Side Elevation





 South Elevation



Southeast Perspective



① Northeast Pavillion Perspective



① Southwest Pavillion Perspective



Rear of existing house showing additions that are existing

